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- and -

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Liquidating Trust*

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*Counsel to the Circuit City Stores, Inc.  
Liquidating Trust*

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
RICHMOND DIVISION

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In re:	: Chapter 11
	: :
CIRCUIT CITY STORES, INC., <u>et al.</u> ,	: Case No. 08-35653 (KRH)
	: :
Debtors.	: :
	: Jointly Administered
-----x	

**TENTH ORDER REGARDING LIQUIDATING TRUST'S TWENTIETH OMNIBUS  
OBJECTION TO LANDLORD CLAIMS (REDUCTION OF CERTAIN PARTIALLY  
INVALID CLAIMS, RECLASSIFICATION OF CERTAIN MISCLASSIFIED CLAIMS,  
DISALLOWANCE OF CERTAIN INVALID CLAIMS, DISALLOWANCE  
OF CERTAIN LATE-FILED CLAIMS, DISALLOWANCE OF CERTAIN  
DUPLICATE CLAIMS AND DISALLOWANCE OF CERTAIN AMENDED CLAIMS)**

THIS MATTER having come before the Court<sup>1</sup> on the Liquidating Trust's Twentieth Omnibus Objection to Landlord Claims (Reduction of Certain Partially Invalid Claims, Reclassification of Certain Misclassified Claims, Disallowance of Certain Invalid Claims, Disallowance of Certain of Late Filed Claims, Disallowance of Certain Duplicate Claims and Disallowance of Certain Amended Claims) (the "Objection"), which requested, among other things, that the claims specifically identified on Exhibit C through Exhibit H attached to the Objection be reduced or disallowed for those reasons set forth in the Objection; and it appearing that due and proper notice and service of the Objection as set forth therein was good and sufficient and that no other further notice or service of the Objection need be given; and it appearing that the relief requested on the Objection is in the best interest of the Liquidating Trust, the Debtors' estates and creditors and other parties-in-interest; and after due deliberation thereon good and sufficient cause exists for the granting of the relief as set forth herein,

IT IS HEREBY ORDERED ADJUDGED AND DECREED THAT:

1. The Court will conduct a further status conference on February 7, 2013 at 2:00 p.m. for all Claims identified on Exhibit A attached hereto.
2. The Liquidating Trust's rights to object to any claim including (without limitation) the Claims subject to the Objection, on any grounds that applicable law permits, are not waived and are expressly reserved.
3. The Liquidating Trust shall serve a copy of this Order on the claimants included on the exhibits to this Order on or before five (5) business days from the entry of this Order.
4. This Court shall retain jurisdiction to hear and determine all matters

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<sup>1</sup> Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Objection.

arising from or relating to this Order.

Dated: Richmond, Virginia  
\_\_\_\_\_, 2012

\_\_\_\_\_  
HONORABLE KEVIN R. HUENNEKENS  
UNITED STATES BANKRUPTCY JUDGE

WE ASK FOR THIS:

TAVENNER & BERAN, PLC

/s/ Lynn L. Tavenner

Lynn L. Tavenner (VA Bar No. 30083)  
Paula S. Beran (VA Bar No. 34679)  
20 North Eighth Street, 2<sup>nd</sup> Floor  
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Liquidating Trust*

**CERTIFICATION OF ENDORSEMENT UNDER LOCAL RULE 9022-1(C)**

Pursuant to Local Bankruptcy Rule 9022-1(C), I hereby certify that the foregoing proposed order has been endorsed by or served upon all necessary parties.

/s/ Lynn L. Tavenner

Lynn L. Tavenner

In re Circuit City Stores, Inc, et al.

Case No. 08-35653 (KRH)

Liquidating Trust's Twentieth Omnibus Objection to Landlord Claims

**EXHIBIT A**

**OBJECTIONS ADJOURNED TO FEBRUARY 7, 2013**

Name & Address	Claim Number	Exhibit
Basser Kaufman 222 LLC Attn James S Carr Esq Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	8678	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Basser Kaufman 312 LLC Attn James S Carr Esq & Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	14703	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Basser Kaufman 312 LLC Attn James S Carr Esq Robert L LeHane Esq 101 Park Ave New York, NY 10178	12509	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Basser Kaufman Attn Marc Kemp 335 Central Ave Lawrence, NY 11559	14416	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Brighton Commercial LLC Augustus C Epps Jr Esq Christian & Barton LLP 909 E Main St Ste 1200 Richmond, VA 23219	12493	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Catellus Operating Limited Partnership a Delaware Limited Partnership Edward J Tredinnick Esq Greene Radovsky Maloney Share & Hennick LLP Four Embarcadero Center 40th Fl San Francisco, CA 94111	7957	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Catellus Operating Limited Partnership, a Delaware Limited Partnership Edward J Tredinnick Esq Greene Radovsky Maloney Share & Hennick LLP Four Embarcadero Center, 40th Floor San Francisco, CA 94111	7933	EXHIBIT H DUPLICATE CLAIMS TO BE EXPUNGED
CC Investors 1996 14 William A Broschious Esquire Kepley Broschious & Biggs PLC 2211 Pump Rd Richmond, VA 23233-3507	11572	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
CC Investors 1996 9 Attn Kelly Serenko Dir Lease Adm Kamin Realty Company PO Box 10234 Pittsburgh, PA 15232-0234	11829	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS

Name & Address	Claim Number	Exhibit
Cencor Realty Services Inc Agent for SWQ 35 Forum LTD Located in San Antonio TX c o David L Pollack Esq Ballard Sparh Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	12541	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Cencor Realty Services Inc Agent for SWQ 35 Forum LTD Located in San Antonio TX c o David L Pollack Esq Ballard Sparh Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	12544	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Centro Properties Group ta Baybrook Gateway Webster TX c o David L Pollack Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	12583	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Centro Properties Group ta Baybrook Gateway Webster TX c o David L Pollack Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	12616	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Circuit Investors No 2 Ltd, A Texas Partnership c/o Niclas A Ferland Esq LeClairRyan A Professional Corporation 555 Long Wharf Dr 8th Fl New Haven, CT 06511	9038	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
CK Richmond Business Services No 2 Limited Liability Company c/o Niclas A Ferland Esq LeClairRyan A Professional Corporation 555 Long Wharf Dr 8th Fl New Haven, CT 06511	8151	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Colonial Square Associates Attn James S Carr Esq Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	12468	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Colonial Square Associates Attn James S Carr Esq Robert L LeHane Esq Kelley Drye & Warren LLP 101 Park Ave New York, NY 10178	13449	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
CVS Pharmacy Inc and Melville Realty Company Inc Mark Minuti Saul Ewing LLP 222 Delaware Ave Ste 1200 PO Box 1266 Wilmington, DE 19899	14362	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
CVS Pharmacy Inc Attn Edith K Altice Esq Saul Ewing LLP 500 E Pratt St 8th Fl Baltimore, MD 21202	7492	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
CVS Pharmacy Inc Attn Edith K Altice Esq Saul Ewing LLP 500 E Pratt St 8th Fl Baltimore, MD 21202	7492	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Dollar Tree Stores Inc Attn Scott R Kipnis Hofheimer Gartlir & Gross LLP 530 5th Ave New York, NY 10036-5101	9102	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Donahue Schriber Realty Group, LP c/o Trainor Fairbrook, Attn: Nancy Hotchkiss 980 Fulton Avenue Sacramento, CA 95825	12863	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Federal Realty Investment Trust ta Troy Hills Shopping Center Parsippany NJ c/o David L Pollack Esq Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103	12086	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Federal Realty Investment Trust ta Troy Hills Shopping Center Parsippany NJ c/o David L Pollack Ballard Spahr Andrews & Ingersoll LLP 1735 Market St 51st Fl Philadelphia, PA 19103-7599	12085	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
La Habra Imperial LLC Augustus C Epps Jr Esq Christian & Barton LLP 909 E Main St Ste 1200 Richmond, VA 23219-3095	13637	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Marlton VF LLC c/o Vornado Realty Trust 210 Route 4 East Paramus, New Jersey 07652 Attn.: Mei Cheng	8782	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Marlton VF LLC c/o Vornado Realty Trust 210 Route 4 East Paramus, New Jersey 07652 Attn.: Mei Cheng	11990	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Marlton VF LLC c/o Vornado Realty Trust 210 Route 4 East Paramus, New Jersey 07652 Attn.: Mei Cheng	13971	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
Park National Bank as assignee of rents under Henrico County Virginia Deed of Lease with CK Richmond Business Services No 2 Attn Richard C Maxwell Woods Rogers PLC 10 S Jefferson St Ste 1400 PO Box 14125 24038 Roanoke, VA 24011	9009	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Park National Bank as assignee of rents under the Duncanville, Texas lease with Circuit Investors #2, Ltd. clo Woods Rogers, PLC, Attn: Richard C. Maxwell, 10 S. Jefferson Street, Suite 1400, P.O. Box 14125 (24038) Roanoke, Virginia 24011	9000	EXHIBIT G AMENDED CLAIMS TO BE EXPUNGED
Parkdale Mall Associates LP c o Scott M Shaw Esq Husch Blackwell Sanders LP 2030 Hamilton Pl Blvd Ste 150 Chattanooga, TN 37421	12201	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Starpoint Properties LLC Augustus C Epps Jr Esq Christian & Barton LLP 909 E Main St Ste 1200 Richmond, VA 23219	12855	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Starpoint Properties LLC Augustus C Epps Jr Esq Christian & Barton LLP 909 E Main St Ste 1200 Richmond, VA 23219	12855	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED
Starpoint Properties LLC Augustus C Epps Jr Esq Christian & Barton LLP 909 E Main St Ste 1200 Richmond, VA 23219	14343	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
U.S. Bank National Association, as purchaser of assets of Park National Bank c/o Woods Rogers PLC attn: Richard C. Maxwell, Esq. 10 S. Jefferson Street, Suite 1400 Roanoke, VA 24011	14798	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
U.S. Bank National Association, as purchaser of assets of Park National Bank c/o Woods Rogers PLC attn: Richard C. Maxwell, Esq. 10 S. Jefferson Street, Suite 1400 Roanoke, VA 24011	14801	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Weingarten Miller Sheridan LLC clo Weingarten Realty Investors 2600 Citadel Plaza Drive, Suite 125 Houston, Texas 77008 Attn: Jenny J. Hyun, Esq.	11158	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS



Name & Address	Claim Number	Exhibit
Wells Fargo Bank Northwest NA Attn Krystal Bagshaw 299 S Main St 12th Fl Salt Lake City, UT 86111	12416	EXHIBIT C REDUCTION OF CERTAIN PARTIALLY INVALID CLAIMS
Wells Fargo Bank Northwest NA Attn Richard C Maxwell c o Woods Rogers PLC 10 S Jefferson St Ste 1400 PO Box 14125 24038 Roanoke, VA 24011	12023	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Wells Fargo Bank Northwest NA c o Woods Rogers PLC Attn Richard C Maxwell 10 S Jefferson St Ste 1400 PO Box 14125 24038 Roanoke, VA 24011	12004	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Wells Fargo Bank Northwest NA c o Woods Rogers PLC Attn Richard C Maxwell 10 S Jefferson St Ste 1400 PO Box 14125 24038 Roanoke, VA 24011	12011	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Wells Fargo Bank Northwest NA c o Woods Rogers PLC Attn Richard C Maxwell 10 S Jefferson St Ste 1400 PO Box 14125 24038 Roanoke, VA 24011	12012	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Wells Fargo Bank Northwest NA c o Woods Rogers PLC Attn Richard C Maxwell 10 S Jefferson St Ste 1400 PO Box 14125 24038 Roanoke, VA 24011	12013	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Wells Fargo Bank Northwest NA c o Woods Rogers PLC Attn Richard C Maxwell 10 S Jefferson St Ste 1400 PO Box 14125 24038 Roanoke, VA 24011	13079	EXHIBIT F LATE FILED CLAIMS TO BE EXPUNGED
Wells Fargo Bank Northwest NA Attn Krystal Bagshaw 299 S Main St 12th Fl Salt Lake City, UT 86111	13079	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED
Wells Fargo Northwest NA c o Woods Rogers PLC Attn Richard C Maxwell 10 S Jefferson St Ste 1400 PO Box 14125 Roanoke, VA 24011	12014	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED

Name & Address	Claim Number	Exhibit
Wells Fargo Northwest NA c o Woods Rogers PLC Attn Richard C Maxwell 10 S Jefferson St Ste 1400 PO Box 14125 Roanoke, VA 24011	14315	EXHIBIT E INVALID CLAIMS TO BE EXPUNGED